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2021R-017285
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/19/2021 01:10:55 PM
FEE: 25.00
PAGES: 3
LIZ TROUTMAN

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Sims & Blancett, Inc.**, by its designated officer, duly authorized by proper resolution of its Board of Directors, for and in consideration of the sum of **$284,715.00**, and other good and valuable considerations to the corporation in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Kristin Culbreath a/k/a Kristin Mann, a single person,** and unto **her heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 39 in Block "A" of Sarah Crossing Subdivision, Phase 1 to the City of Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 340 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #2019R-024185 at Jonesboro, Arkansas, and to easements as shown on recorded plat.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

TO HAVE AND TO HOLD the same unto the said **Grantee** and unto **her heirs** and assigns forever, with all appurtenances thereunto belonging.

And **Sims & Blancett, Inc.**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its designated officer this **16th** day of **July, 2021.**

Sims & Blancett, Inc.

By: Calvin R. Blancett, President

By: Janet L. Blancett, Secretary

Corporate Warranty Deed

Tx:40083544
8 0 1 4 3 4 4 1

CORPORATE ACKNOWLEDGMENT

STATE OF **Arkansas**
COUNTY OF **Craighead**

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person within named **Calvin R. Blancett and Janet L. Blancett,** to me personally well known, who stated they are the President and Secretary of **Sims & Blancett, Inc.**, and are duly authorized in their capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that **he/she/they** had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this **16th** day of **July, 2021.**

Sanda Greene

Sanda Greene, Notary Public

My Commission Expires:
August 20, 2030

STATE OF ARKANSAS NOTARY PUBLIC
SANDA GREENE
MY COMMISSION # 12377615
EXPIRES: August 20, 2030
Craighead County

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Kristin Culbreath

Kristin Culbreath

Mailing Address: **3112 Gallaway Ct, Jonesboro, AR 72404**

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid

File Number: 21-2311

Grantee: KRISTIN CULBREATH
Mailing Address: 3112 GALLAWAY CT
JONESBORO AR 724040000

Grantor: SIMS & BLANCETT, INC.
Mailing Address: 3112 GALLAWAY CT
JONESBORO AR 724040000

Property Purchase Price: $284,715.00
Tax Amount: $940.50

County: CRAIGHEAD
Date Issued: 07/16/2021
Stamp ID: 1213704192

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Kristin Culbreath

Grantee or Agent Name (signature): " Date: 07-16-21

Address: 3112 Gallaway Ct

City/State/Zip: Jonesboro, AR 72404